



CITY OF BEAVERTON
Community Development Department
Development Services Division
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PUBLIC HEARING NOTICE

Hearing Date: May 19, 2010

Hearing Body: Planning Commission

Project Name:	Murray Village Annexation-Related Comprehensive Plan Map Amendment and Zoning Map Amendment
Case File No.:	CPA2010-0001 / ZMA2010-0001
Summary of Application:	This is a City initiated proposal to amend the City's Comprehensive Plan Map and Zoning Map to apply city designations to property recently annexed into the City. The City is applying the land use and zoning that most closely match the interim Washington County designations currently in place. Two of the three subject parcels are currently "split-zoned." This proposal merely replaces the County designations with the corresponding City designations; the split-zoning will be addressed with future applications. No new development is proposed as a part of this application. Future development of the site will be reviewed as a separate proposal.
Project Location:	The subject property is located at the northeast corner of SW Murray Blvd. and SW Jenkins Rd. and consists of three parcels totaling approximately 26.13 acres. Tax Lots 1400, 1500 and 1800 of Washington County Tax Map 1S109BB
Land Use	Existing: Interim Washington County Transit Oriented (TO) and Residential (R) Proposed: Station Community and Neighborhood Residential—Standard Density (NR-SD)
Zoning	Existing: Interim Washington County Transit Oriented Retail Commercial (TO:RC), Transit Oriented Residential 18-24 units/acre (TO:R18-24), and Residential 9 units/acre (R9) Proposed: Station Community—Multiple Use (SC-MU), Station Community—High Density Residential (SC-HDR), and Urban Standard Density Residential (R-5)
NAC:	Five Oaks / Triple Creek Neighborhood Association Committee (NAC)
Applicable Criteria:	Zoning Map Amendment: Development Code Section 40.97.15.1.C. <i>Quasi-Judicial Zoning Map Amendment</i>
Hearing Place and Time:	City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive, May 19, 2010 , beginning at 6:30 p.m.
Staff Contact:	Kenneth Rencher 503.526.2427/ krencher@ci.beaverton.or.us

Mailed written comments should be sent to the attention of the Development Services Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondences need to be received by **Friday, May 7, 2010**. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

A copy of all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Beaverton Development Services Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at:

www.beavertonoregon.gov/departments/CDD/cdd_dev_projects.html

The Planning Commission shall conduct the hearing in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 503-526-2222/VOICE/TDD.